

20003911 ENVELOPE ID: 5342EFA1-D133-4903-B10A-3E2C0C922101

**RESOLUTION OF THE  
BOARD OF DIRECTORS  
OF THE  
BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6  
CONCERNING THE IMPOSITION OF FACILITIES FEES**

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WHEREAS, the City of Brighton, Colorado (the “**City**”) approved that certain Service Plan for Brighton Crossing Metropolitan District Nos. 5-8 on March 6, 2018, as amended by that certain First Amendment to Service Plan for Brighton Crossing Metropolitan District Nos. 5-8, as approved by the City on July 7, 2020 (collectively, the “**Service Plan**”); and

WHEREAS, Brighton Crossing Metropolitan District No. 6 (the “**District**”) was formed pursuant to §§ 32-1-101, *et seq.*, C.R.S., as amended (the “**Special District Act**”), by order of the District Court for Adams County (“**County**”), Colorado, and after approval of the District’s eligible electors at an election; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) shall have the management, control and supervision of all the business and affairs of the District; and

WHEREAS, the Board has determined it to be in the best interests of the District, and the property owners, taxpayers, and residents of the District, to finance, acquire and construct, certain amenities and facilities benefitting property and inhabitants within the District, which amenities and facilities generally include streets, parks and recreation, water, sanitation/storm sewer, transportation, safety control and security improvements, facilities, appurtenances and rights-of-way (collectively, the “**Facilities**”); and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the District is authorized to fix and impose fees, rates, tolls, penalties and charges for services or facilities furnished by the District which, until such fees, rates, tolls, penalties and charges are paid, shall constitute a perpetual lien on and against the property served; and

WHEREAS, the District incurs certain direct and indirect costs associated with the acquisition, construction, installation, repair, replacement, improvement, and reconstruction of the Facilities, as necessary, inclusive of the costs of utilities and capital replacement (collectively, the “**Facilities Costs**”) in order that the Facilities may be properly provided and maintained; and

WHEREAS, as presented in the Service Plan, the estimated total Facility Costs necessary to serve the Project (as defined in the Service Plan), including property within the District, is approximately \$101,113,000, as described in **Exhibit A**, attached hereto and incorporated herein by this reference; and

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WHEREAS, based on the projected financial plan described in **Exhibit B**, attached hereto and incorporated herein by this reference, which is subject to change based on market conditions, the District estimates that it can contribute to the financing of a total of \$39,440,000 of the Facility Costs from bond proceeds; and

WHEREAS, the revenue derived from the District's current *ad valorem* property taxes is insufficient to pay the entirety of Facility Costs; and

WHEREAS, the establishment of a fair and equitable fee (the "**Facilities Fee**") to provide a source of funding to pay for a portion of the Facilities Costs, which Facilities Costs are generally attributable to each Lot (defined below), and other property in the District, is necessary to provide for the common good and for the prosperity and general welfare of the District and its inhabitants; and

WHEREAS, the District finds that the Facilities Fee, as set forth in this **Exhibit C**, attached hereto and incorporated herein by this reference, as may be amended from time to time by the Board, is reasonably related to the overall cost of providing the Facilities and paying a portion of the Facilities Costs, and that imposition thereof is necessary and appropriate.

NOW, THEREFORE, be it resolved by the Board as follows:

1. **DEFINITIONS.** Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below:

"**District Boundaries**" means the legal boundaries of the District, as the same are established and amended from time to time pursuant to §§32-1-101, *et seq.*, C.R.S., as more particularly set forth in the map and legal description attached hereto as **Exhibit B** and incorporated herein by this reference.

"**Due Date**" means the date by which the respective Facilities Fees are due, which each respective Due Date is reflected on the Schedule of Fees.

"**End User**" means any third-party homeowner or tenant of any homeowner occupying or intending to occupy a Residential Unit.

"**Fee Schedule**" or "**Schedule of Fees**" means the schedule of Facilities Fees set forth in **Exhibit C**, attached hereto and incorporated herein by this reference, until and unless otherwise amended and/or repealed.

"**Lot**" means each parcel of land established by a recorded final subdivision plat and which is located within the District Boundaries.

"**Residential Unit**" means each residential dwelling unit (including, without limitation, condominiums, townhomes, and any other attached dwelling unit and detached single family dwelling units) located within the District.

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“**Transfer**” or “**Transferred**” shall include a sale, conveyance or transfer by deed, instrument, writing, lease or any other documents or otherwise by which real property is sold, granted, let, assigned, transferred, exchanged or otherwise vested in a tenant, tenants, purchaser or purchasers.

“**Vacant Lot**” means each parcel of land within the District established by a recorded final subdivision plat, but specifically excluding any parcel upon which one or more Residential Units is situated and specifically excluding any parcel owned by the District.

## **2. FACILITIES FEE**

a. A one-time Facilities Fee is hereby established and imposed upon each Residential Unit within the District Boundaries.

b. The Facilities Fee shall be first due and owing as outlined in **Exhibit C**. The amount of each Facilities Fee due hereunder may be adjusted from time to time in the Board’s discretion and shall be at the rate in effect at the time of payment.

c. The Board does hereby determine that the Facilities Fee is reasonably related to the overall cost of providing the Facilities, and is imposed on those who are reasonably likely to benefit from or use the Facilities.

d. The revenues generated by the Facilities Fee will be accounted for separately from other revenues of the District. The Facilities Fee revenue will be used solely for the purpose of paying Facilities Costs, and may not be used by the District to pay for general administrative costs of the District. This restriction on the use of the Facilities Fee revenue shall be absolute and without qualification.

e. All Facilities Fees shall be due and owing not later than ten (10) days after which a building permit is obtained by the owner of a Lot. The amount of each Facilities Fee due hereunder shall be at the rate in effect at the time of payment.

**3. LATE FEES AND INTEREST**. Pursuant to § 29-1-1102(3), C.R.S., the Facilities Fees, if not paid within ten (10) days after the scheduled Due Date will be assessed a late fee in the amount of Fifteen Dollars (\$15.00). Interest will also accrue on any outstanding Facilities Fees, exclusive of assessed late fees, penalties, interest and any other costs of collection, specifically including, but not limited to, attorney fees, at the rate of 18% per annum, pursuant to § 29-1-1102(7), C.R.S. The District reserves the right to waive any late fee or interest in its sole discretion. The District may institute such remedies and collection procedures as authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all fees and costs, specifically including, but not limited to, attorneys’ fees and costs and costs associated with the collection of delinquent fees, incurred by the District and/or its consultants in connection with the foregoing.

**4. PAYMENT**. Payment for all fees, rates, tolls, penalties, charges, interest and attorney fees shall be made by check or equivalent form acceptable to the District, made payable

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to “Brighton Crossing Metropolitan District No. 6” and sent to the address indicated on the Fee Schedule. The District may change the payment address from time to time and such change shall not require an amendment to this Resolution.

5. **LIEN**. The Facilities Fees imposed hereunder, together with any and all late fees, interest, penalties and costs of collection, shall, until paid, constitute a statutory, perpetual lien on and against the property served, and any such lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanic’s liens, pursuant to § 32-1-1001(1)(j)(I), C.R.S. Said lien may be foreclosed at such time as the District, in its sole discretion, may determine. The lien shall be perpetual in nature (as defined by the laws of the State of Colorado) on the property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of Adams County, Colorado.

6. **SEVERABILITY**. If any portion of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

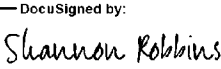
7. **THE PROPERTY**. This Resolution shall apply to all property within the District’s boundaries, including, but not limited to, the property set forth in **Exhibit D**, attached hereto and incorporated herein by this reference, and any additional property included into the District after the date of this Resolution.

*[Remainder of Page Intentionally Left Blank. Signature Page to Follow].*

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ADOPTED this 14th day of October, 2020.

BRIGHTON CROSSING METROPOLITAN  
DISTRICT NO. 6, a quasi-municipal corporation  
and political subdivision of the State of Colorado

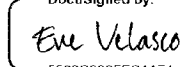
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Officer of the District

ATTEST:

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APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys At Law

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General Counsel to the District

*Signature Page to Resolution Concerning the Imposition of Facilities Fees*

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**EXHIBIT A**

**Facilities Costs**

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720.283.6783 Office  
1500 West Canal Court  
Littleton, Colorado 80120

 REDLAND.COM

**Brighton Crossing**  
**Service Plan Cost Summary**  
**Opinion of Probable Cost Estimate**

Date: 30-Oct-17

JN: \_ 11015

<b>Brighton Crossing Metro District - Land Development Cash Flow (2017\$)</b>	<b>TOTAL COST</b>
<b>Land Development Costs</b>	
<b>Development Soft Costs</b>	
District Organizational Costs (Service Plan, Election, etc.)	\$600,000
<b>Development Hard Costs</b>	
Community Improvements	
Parks/Open Space/Trails/Irrigation (PA7, PA8, PA12/13, PA11)	\$10,515,000
Rec Center (PA12/13)	\$8,470,000
Beach Club Expansion	\$7,903,000
Monumentation	\$929,000
17ac Community Park	\$4,476,000
Fencing & other Title 32 Eligible Improvements	\$851,000
<b>Horizontal Site Work</b>	
Sanitary Sewer	\$5,640,000
Storm Sewer	\$3,433,000
Potable Water	\$4,849,000
Curb, Gutter, and Sidewalk	\$5,745,000
Roadway pavement	\$9,535,000
Soft Costs + Grading & Erosion Control & other Title 32 Eligible Improvements	\$22,661,000
<b>Drainage Improvements</b>	
Drainage & other Title 32 Eligible Improvements (PA11, PA12/P13, PA8)	\$4,062,000
<b>Off-Site Improvements</b>	
Baseline Road Roadway Improvements	\$4,552,000
Bridge Street Roadway Improvements (East of 50th Ave)	\$1,794,000
45th Avenue Roadway Improvements	\$970,000
Longs Peak St Roadway Improvements	\$1,783,000
Tower Road Roadway Improvements	\$994,000
Southern Drive Roadway Improvements	\$601,000
Traffic Signals (3) & other Title 32 Eligible Improvements	\$750,000
<b>Total Infrastructure Cost</b>	<b>\$101,113,000</b>

**Notes:**

- 1) District Organizational Cost coordinated with White Bear Ankele Tanaka & Waldron
- 2) Development Hard Costs based on Estimated Unit Pricing for Similar Projects. See specific Notes
- 3) Park & Open space estimated by Redland at \$3.58 per sf
- 4) Horizontal Site Work Estimated from development concept prepared by Redland.
- 5) Drainage Improvements Estimated from per acre foot of total volume published in the Bromley Park Master Drainage Plan
- 6) Offsite Improvements based on evaluation of Construction remaining as of October 2017

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**EXHIBIT B**  
**Financial Plan**





**BRIGHTON CROSSING METROPOLITAN DISTRICT #6**  
 Development Projection at 50.349 (target) Mills for Debt Service --07/16/2020  
 Series 2020A(3), G.O. Bonds, Non-Rated, 130x, 30-yr. Maturity

YEAR	MD/5 Total Collected Assessed Value	MD/6 Total Collected Assessed Value	MD/7 Total Collected Assessed Value	(Nos. 5-7) Total Collected Assessed Value	Debt Svc Mill Levy [50.349 target] [50.349 Cap]	Total Collections @ 95%	S.O. Taxes Collected @ 6%	Total Available Revenue
2017					0.000			0
2018	260	28,180	47,830	76,270	50.349	384,024	23,041	407,066
2019	3,320	24,840	7,782,910	7,782,910	50.349	404,169	24,250	428,419
2020	12,010	16,180	8,162,980	8,191,170	50.349	540,390	32,423	572,813
2021	0	16,180	10,935,735	10,951,915	50.349	786,337	47,180	833,518
2022	638,395	967,228	14,330,843	15,995,486	50.349	1,184,800	71,088	1,255,888
2023	2,275,957	3,840,476	17,695,551	24,011,964	50.349	1,593,815	95,629	1,689,444
2024	3,946,270	8,029,150	20,325,947	32,301,368	50.349	2,115,038	126,902	2,241,940
2025	5,932,346	13,973,474	22,959,028	42,884,848	50.349	2,554,742	153,284	2,708,026
2026	8,056,287	20,121,011	23,598,907	51,778,185	50.349	2,975,443	178,767	3,154,210
2027	10,050,334	25,202,704	25,130,453	60,383,491	50.349	2,975,443	178,767	3,154,210
2028	10,050,334	25,202,704	25,130,453	60,383,491	50.349	3,158,176	189,491	3,347,666
2029	10,553,354	26,714,866	26,637,589	64,005,809	50.349	3,158,176	189,491	3,347,666
2030	10,553,354	26,714,866	26,637,589	64,005,809	50.349	3,347,666	200,858	3,548,524
2031	11,292,555	28,317,758	28,235,152	67,845,465	50.349	3,347,666	200,858	3,548,524
2032	11,292,555	28,317,758	28,235,152	67,845,465	50.349	3,548,456	212,907	3,761,363
2033	11,970,108	30,016,824	29,928,570	71,915,502	50.349	3,548,456	212,907	3,761,363
2034	11,970,108	30,016,824	29,928,570	71,915,502	50.349	3,761,329	225,680	3,987,009
2035	12,885,315	31,817,833	31,723,592	76,229,740	50.349	3,761,329	225,680	3,987,009
2036	12,885,315	31,817,833	31,723,592	76,229,740	50.349	3,986,975	239,218	4,226,193
2037	13,449,614	33,720,903	33,626,316	80,802,833	50.349	3,986,975	239,218	4,226,193
2038	13,449,614	33,720,903	33,626,316	80,802,833	50.349	4,226,159	253,570	4,479,729
2039	14,256,590	35,750,517	35,643,203	85,650,311	50.349	4,226,159	253,570	4,479,729
2040	14,256,590	35,750,517	35,643,203	85,650,311	50.349	4,479,595	268,782	4,748,377
2041	15,111,986	37,895,548	37,781,103	90,788,638	50.349	4,479,595	268,782	4,748,377
2042	15,111,986	37,895,548	37,781,103	90,788,638	50.349	4,748,442	284,907	5,033,349
2043	16,018,705	40,169,281	40,047,278	96,235,264	50.349	4,748,442	284,907	5,033,349
2044	16,018,705	40,169,281	40,047,278	96,235,264	50.349	5,033,315	301,999	5,335,314
2045	16,979,827	42,579,438	42,449,422	102,008,868	50.349	5,033,315	301,999	5,335,314
2046	16,979,827	42,579,438	42,449,422	102,008,868	50.349	5,335,279	320,117	5,655,396
2047	17,995,617	45,134,204	44,995,695	108,128,517	50.349	5,335,279	320,117	5,655,396
2048	17,995,617	45,134,204	44,995,695	108,128,517	50.349	5,655,362	338,322	5,994,684
2049	19,076,534	47,842,257	47,694,745	114,615,537	50.349	5,655,362	338,322	5,994,684
2050	19,076,534	47,842,257	47,694,745	114,615,537	50.349	104,428,482	6,285,709	110,694,191



**BRIGHTON CROSSING METROPOLITAN DISTRICT #6**  
 Development Projection at 50.34¢ (largest) Mills for Debt Service – 07/16/2020  
 Series 2020A(3), G.O. Bonds, Non-Rated, 130x, 30-yr. Maturity

YEAR	Net Available for Debt Svc	Ser. 2020 \$39,446,000 Par (Net \$27,258 MM) Net Debt Service	Annual Surplus	Surplus Release @ to \$7,888,000	Cumulative Surplus* \$7,888,000 Target	Debt/ Assessed Ratio	Net DIS Coverage @ Target	Net DIS Coverage @ Cap
2017								
2018	0							
2019	0							
2020	407,086	\$0	407,086	0	4,351,066	481%	n/a	n/a
2021	428,419	0	428,419	0	4,779,485	360%	n/a	n/a
2022	572,813	0	572,813	0	5,352,298	247%	n/a	n/a
2023	833,518	197,200	636,318	0	5,988,616	184%	423%	423%
2024	1,255,888	2,366,400	(1,110,512)	0	4,878,103	122%	53%	53%
2025	1,689,444	2,366,400	(676,956)	0	4,201,147	92%	71%	71%
2026	2,241,940	2,366,400	(124,460)	0	4,076,687	76%	95%	95%
2027	2,708,028	2,366,400	341,628	0	4,418,313	85%	114%	114%
2028	3,158,210	2,426,400	731,810	0	5,150,124	85%	130%	130%
2029	3,158,210	2,427,800	730,410	0	5,880,534	61%	130%	130%
2030	3,347,686	2,573,900	773,786	0	6,654,300	61%	130%	130%
2031	3,347,686	2,571,000	776,686	0	7,430,986	57%	130%	130%
2032	3,548,490	2,727,500	820,990	363,957	7,888,000	57%	130%	130%
2033	3,548,490	2,728,800	819,690	819,690	7,888,000	53%	130%	130%
2034	3,761,353	2,888,600	872,753	872,753	7,888,000	52%	130%	130%
2035	3,761,353	2,892,300	869,053	869,053	7,888,000	46%	130%	130%
2036	3,987,009	3,063,500	923,409	923,409	7,888,000	47%	130%	130%
2037	3,987,009	3,062,300	924,709	924,709	7,888,000	43%	130%	130%
2038	4,226,193	3,248,000	978,193	978,193	7,888,000	42%	130%	130%
2039	4,226,193	3,249,300	976,893	976,893	7,888,000	36%	130%	130%
2040	4,479,729	3,441,400	1,038,329	1,038,329	7,888,000	36%	130%	130%
2041	4,479,729	3,442,600	1,037,129	1,037,129	7,888,000	33%	130%	130%
2042	4,748,476	3,648,400	1,100,076	1,100,076	7,888,000	31%	130%	130%
2043	4,748,476	3,651,200	1,097,276	1,097,276	7,888,000	27%	130%	130%
2044	5,033,349	3,867,100	1,166,249	1,166,249	7,888,000	24%	130%	130%
2045	5,033,349	3,867,900	1,165,449	1,165,449	7,888,000	21%	130%	130%
2046	5,335,314	4,100,300	1,235,014	1,235,014	7,888,000	18%	130%	130%
2047	5,335,314	4,099,900	1,235,414	1,235,414	7,888,000	14%	130%	130%
2048	5,655,396	4,349,300	1,306,096	1,306,096	7,888,000	11%	130%	130%
2049	5,655,396	4,347,900	1,307,496	1,307,496	7,888,000	7%	130%	130%
2050	5,994,064	6,554,200	(2,559,516)	5,328,484	7,888,000	0%	70%	70%
	110,694,191	90,862,500	19,801,691	23,745,691				

[\*] Assumes \$3.944M Deposit @ Closing (ftd.)

[Jul 16 20 MbaSam]



**BRIGHTON CROSSING METROPOLITAN DISTRICT #6**  
 Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Operns Mill Levy	Total Collections @ 98%	S.O. Taxes Collected @ 6%	Total Available For O&M	Total Mills
2017						
2018	76,270	7.000	523	31	555	7.000
2019	7,782,910	7.000	53,391	3,203	56,594	57.349
2020	8,191,170	7.000	56,191	3,371	59,563	57.349
2021	10,951,915	7.000	75,130	4,508	79,638	57.349
2022	15,936,466	7.000	109,324	6,559	115,884	57.349
2023	24,011,984	7.000	164,722	9,883	174,606	57.349
2024	32,301,368	7.000	221,587	13,295	234,883	57.349
2025	42,864,848	7.000	294,053	17,843	311,896	57.349
2026	51,776,165	7.000	355,165	21,311	376,476	57.349
2027	60,383,491	7.000	414,231	24,854	439,085	57.349
2028	69,383,491	7.000	473,080	28,345	501,425	57.349
2029	78,845,465	7.000	531,936	31,776	563,712	57.349
2030	88,845,465	7.000	591,810	35,254	627,064	57.349
2031	99,383,491	7.000	652,740	38,683	691,423	57.349
2032	110,550,202	7.000	714,740	42,062	756,802	57.349
2033	122,350,202	7.000	778,810	45,391	824,201	57.349
2034	134,785,502	7.000	844,936	48,670	893,606	57.349
2035	147,860,502	7.000	913,116	51,900	965,016	57.349
2036	161,575,502	7.000	983,450	55,080	1,038,530	57.349
2037	175,930,502	7.000	1,055,940	58,210	1,114,150	57.349
2038	190,935,502	7.000	1,130,580	61,290	1,191,870	57.349
2039	206,590,502	7.000	1,208,370	64,320	1,272,690	57.349
2040	222,905,502	7.000	1,289,310	67,300	1,356,610	57.349
2041	239,880,502	7.000	1,373,400	70,230	1,443,630	57.349
2042	257,515,502	7.000	1,460,640	73,110	1,533,750	57.349
2043	275,810,502	7.000	1,551,030	75,940	1,627,970	57.349
2044	294,765,502	7.000	1,644,570	78,720	1,726,290	57.349
2045	314,380,502	7.000	1,741,260	81,450	1,828,710	57.349
2046	334,655,502	7.000	1,842,100	84,130	1,935,230	57.349
2047	355,590,502	7.000	1,947,190	86,760	2,046,950	57.349
2048	377,185,502	7.000	2,056,530	89,340	2,162,870	57.349
2049	399,440,502	7.000	2,170,220	91,870	2,282,090	57.349
2050	422,355,502	7.000	2,288,360	94,350	2,414,710	57.349
			14,516,171	871,150	15,390,321	



**BRIGHTON CROSSING METROPOLITAN DISTRICT #5**  
 Assessed Value Summary

YEAR	Total Res'l Units	Mkt Value Biennial Reasses/mt @ 6.0%	Cumulative Market Value	Ass'd Value* @ 7.15% of Market (2-yr lag)	Cumulative Market Value	Ass'd Value @ 29.00% of Market (2-yr lag)	Total Collected Assessed Value
2017	0	0	0	0	897	0	0
2018	0	0	0	0	11,448	0	0
2019	0	0	0	0	41,414	0	0
2020	0	0	0	0	0	3,320	3,320
2021	0	0	0	0	2,201,362	12,010	12,010
2022	43	0	22,902,966	0	2,201,362	0	0
2023	43	0	46,263,991	0	2,201,362	638,395	638,395
2024	43	2,775,839	72,868,077	1,637,562	2,490,617	638,395	2,275,957
2025	54	100,356,499	3,307,875	3,307,875	3,034,697	638,395	3,946,270
2026	66	6,021,990	140,564,108	5,210,067	0	722,279	5,932,346
2027	0	0	140,564,108	7,176,205	0	860,062	8,096,267
2028	0	8,433,846	148,997,955	10,050,334	0	0	10,050,334
2029	0	0	148,997,955	10,050,334	0	0	10,050,334
2030	0	8,939,877	157,937,832	10,653,354	0	0	10,653,354
2031	0	0	157,937,832	10,653,354	0	0	10,653,354
2032	0	9,476,270	167,414,102	11,292,555	0	0	11,292,555
2033	0	0	167,414,102	11,292,555	0	0	11,292,555
2034	0	10,044,846	177,458,948	11,970,108	0	0	11,970,108
2035	0	0	177,458,948	11,970,108	0	0	11,970,108
2036	0	10,647,537	188,106,485	12,688,315	0	0	12,688,315
2037	0	0	188,106,485	12,688,315	0	0	12,688,315
2038	0	11,286,589	199,392,874	13,449,614	0	0	13,449,614
2039	0	0	199,392,874	13,449,614	0	0	13,449,614
2040	0	11,963,572	211,356,446	14,256,590	0	0	14,256,590
2041	0	0	211,356,446	14,256,590	0	0	14,256,590
2042	0	12,661,387	224,037,833	15,111,986	0	0	15,111,986
2043	0	0	224,037,833	15,111,986	0	0	15,111,986
2044	0	13,442,270	237,480,103	16,018,705	0	0	16,018,705
2045	0	0	237,480,103	16,018,705	0	0	16,018,705
2046	0	14,248,806	251,728,909	16,978,827	0	0	16,978,827
2047	0	0	251,728,909	16,978,827	0	0	16,978,827
2048	0	15,103,735	266,832,644	17,998,617	0	0	17,998,617
2049	0	0	266,832,644	17,998,617	0	0	17,998,617
2050	0	16,009,959	282,842,603	19,078,534	0	0	19,078,534
2051	0	0	282,842,603	19,078,534	0	0	19,078,534
2052	0	16,970,556	299,813,159	20,223,246	0	0	20,223,246
2053	0	0	299,813,159	20,223,246	0	0	20,223,246
2054	0	17,968,790	317,801,948	21,436,641	0	0	21,436,641
2055	0	0	317,801,948	21,436,641	0	0	21,436,641
2056	0	19,068,117	336,870,065	22,722,839	0	0	22,722,839
2057	0	0	336,870,065	22,722,839	0	0	22,722,839
<b>264</b>							
<b>205,103,786</b>							

[ ] RAR @ 7.20% in '19; Assumes 7.15% thereafter



**BRIGHTON CROSSING METROPOLITAN DISTRICT #5**

**Development Summary**

Development Projection - Buildout (updated 7/30/20)

**Residential Development**

PA 11 - SFD 50' - TBD	PA 11 - SFD 60' - TBD
\$450,792	\$482,092

Product Type
MV \$ ('20)

**Res'l Totals**

2019	-	-	-
2020	-	-	-
2021	-	-	-
2022	36	12	48
2023	36	12	48
2024	36	12	48
2025	36	18	54
2026	47	19	66
2027	-	-	-
2028	-	-	-
2029	-	-	-
2030	-	-	-
2031	-	-	-
2032	-	-	-
2033	-	-	-
	191	73	264

MV @ Full Buildout (base prices; un-infl.)      **\$86,101,272**      **\$35,192,716**      **\$121,293,988**

notes:  
Platted/Dev Lots = 10% MV; one-yr prior  
Base MV \$ inflated 2% per annum



**BRIGHTON CROSSING METROPOLITAN DISTRICT #6**  
 Assessed Value Summary

YEAR	<<<<<<<<<< Residential >>>>>>>>>>>>		< Platted/Developed Lots >		Total Collected Assessed Value
	Total Res'l Units	Mkt Value Biennial Reasses/mnt @ 6.0%	Cumulative Market Value	Assessed Value* @ 7.15% of Market (2-yr lag)	
2017	0	0	0	97,172	0
2018	0	0	0	85,655	0
2019	0	0	0	55,793	28,180
2020	0	0	0	55,793	24,840
2021	0	0	0	3,335,268	16,180
2022	84	34,700,128	0	4,687,644	16,180
2023	114	84,445,781	0	6,886,470	967,228
2024	170	5,066,747	163,837,412	7,789,997	1,359,417
2025	192	14,950,716	249,845,271	7,783,014	1,991,276
2026	194	0	352,485,371	0	2,259,099
2027	0	0	352,485,371	0	2,257,074
2028	0	21,149,122	373,634,493	0	0
2029	0	0	373,634,493	0	0
2030	0	22,418,070	396,052,563	0	0
2031	0	0	396,052,563	0	0
2032	0	23,763,154	419,815,717	0	0
2033	0	0	419,815,717	0	0
2034	0	25,188,943	445,004,660	0	0
2035	0	26,700,280	445,004,660	0	0
2036	0	0	471,704,939	0	0
2037	0	0	471,704,939	0	0
2038	0	28,302,296	500,007,235	0	0
2039	0	0	500,007,235	0	0
2040	0	30,000,434	530,007,670	0	0
2041	0	0	530,007,670	0	0
2042	0	31,800,460	561,808,130	0	0
2043	0	0	561,808,130	0	0
2044	0	33,708,468	595,516,618	0	0
2045	0	0	595,516,618	0	0
2046	0	35,730,997	631,247,615	0	0
2047	0	0	631,247,615	0	0
2048	0	37,874,857	669,122,471	0	0
2049	0	40,147,348	669,122,471	0	0
2050	0	42,556,189	709,269,820	0	0
2051	0	0	709,269,820	0	0
2052	0	45,109,561	751,826,009	0	0
2053	0	0	751,826,009	0	0
2054	0	47,816,134	796,935,570	0	0
2055	0	0	796,935,570	0	0
2056	0	0	844,751,704	0	0
2057	0	0	844,751,704	0	0
<b>TOTAL</b>	<b>754</b>	<b>512,323,796</b>			

[ ] RAR @ 7.20% in '19; Assumes 7.15% thereafter



**BRIGHTON CROSSING METROPOLITAN DISTRICT #6**  
**Development Summary**  
 Development Projection - Buildout (updated 7/30/20)

**Residential Development**

PA 12/13 - SFD 50' - Brookfield	PA 12/13 - SFD 60' - Brookfield	PA 12/13 - TH - Brookfield	PA 12/13 - TH - Brookfield
\$450,792	\$482,092	\$345,016	\$345,016

Product Type
MV \$ ('20)

**Res'l Totals**

2019	-	-	-	-
2020	-	-	-	-
2021	-	-	-	-
2022	18	18	48	84
2023	48	18	48	114
2024	48	36	48	170
2025	48	48	48	192
2026	46	44	48	194
2027	-	-	-	-
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
<b>754</b>	<b>208</b>	<b>164</b>	<b>134</b>	<b>754</b>

2019	-	-	-	-
2020	-	-	-	-
2021	-	-	-	-
2022	18	18	48	84
2023	48	18	48	114
2024	48	36	48	170
2025	48	48	48	192
2026	46	44	48	194
2027	-	-	-	-
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
<b>754</b>	<b>208</b>	<b>164</b>	<b>134</b>	<b>754</b>

MV @ Full Buildout  
 (base prices; un-infl.)

**\$93,764,736**      **\$79,063,088**      **\$46,232,144**      **\$85,563,968**

**\$304,623,936**

notes:

Platted/Dev Lots = 10% MV; one-yr prior  
 Base MV \$ inflated 2% per annum



**BRIGHTON CROSSING METROPOLITAN DISTRICT #7**  
 Assessed Value Summary

YEAR	Total Res'l Units	Mkt Value	Biennial Reasses'mt @ 6.0%	Manual Adj.'	Cumulative Market Value	Ass'd Value* @ 7.15% of Market (2-yr lag)	Cumulative Market Value	Ass'd Value @ 29.00% of Market (2-yr lag)	Mkt Value Biennial Reasses'mt @ 0.0%	Manual Adj.²	Cumulative Market Value	Ass'd Value @ 29.00% of Market (2-yr lag)	Total Collected Assessed Value
2017	0	0	0	0	0	164,931	0	0	0	0	0	0	0
2018	0	0	0	0	0	26,740,517	0	0	0	0	0	0	47,830
2019	28	4,657,019	17,732,867	(4,657,019)	17,732,867	23,736,379	47,830	39,759	0	39,759	39,759	0	7,754,750
2020	103	61,784,566	61,784,566	0	129,911,164	1,267,900	6,893,550	39,759	0	39,759	39,759	11,530	8,162,980
2021	137	7,794,670	199,470,607	0	4,417,596	12,489,216	6,506,608	39,759	0	39,759	39,759	11,530	10,935,735
2022	126	15,164,479	252,741,314	0	9,288,648	7,735,909	5,030,665	39,759	0	39,759	39,759	11,530	14,330,843
2023	113	15,164,479	307,563,495	0	14,262,148	3,294,082	3,621,873	39,759	0	39,759	39,759	11,530	17,895,551
2024	108	15,164,479	326,865,784	0	18,071,004	721,804	2,243,414	39,759	0	39,759	39,759	11,530	20,325,847
2025	64	19,817,947	351,313,613	0	21,992,220	0	955,278	39,759	0	39,759	39,759	11,530	22,959,028
2026	28	21,078,817	351,313,613	0	23,378,054	0	209,323	39,759	0	39,759	39,759	11,530	23,988,907
2027	0	21,078,817	372,392,430	0	25,118,923	0	0	39,759	0	39,759	39,759	11,530	25,130,453
2028	0	22,343,546	372,392,430	0	25,118,923	0	0	39,759	0	39,759	39,759	11,530	25,130,453
2029	0	22,343,546	394,735,976	0	26,626,059	0	0	39,759	0	39,759	39,759	11,530	26,637,589
2030	0	23,684,159	418,420,134	0	28,223,622	0	0	39,759	0	39,759	39,759	11,530	28,235,152
2031	0	23,684,159	418,420,134	0	28,223,622	0	0	39,759	0	39,759	39,759	11,530	28,235,152
2032	0	25,105,208	443,525,342	0	29,917,040	0	0	39,759	0	39,759	39,759	11,530	29,928,570
2033	0	25,105,208	443,525,342	0	29,917,040	0	0	39,759	0	39,759	39,759	11,530	29,928,570
2034	0	26,611,521	470,136,863	0	31,712,062	0	0	39,759	0	39,759	39,759	11,530	31,723,592
2035	0	26,611,521	470,136,863	0	31,712,062	0	0	39,759	0	39,759	39,759	11,530	31,723,592
2036	0	28,208,212	498,345,075	0	33,614,786	0	0	39,759	0	39,759	39,759	11,530	33,626,316
2037	0	28,208,212	498,345,075	0	33,614,786	0	0	39,759	0	39,759	39,759	11,530	33,626,316
2038	0	28,208,212	528,245,779	0	35,631,673	0	0	39,759	0	39,759	39,759	11,530	35,643,203
2039	0	28,208,212	528,245,779	0	35,631,673	0	0	39,759	0	39,759	39,759	11,530	35,643,203
2040	0	29,900,704	559,940,526	0	37,769,573	0	0	39,759	0	39,759	39,759	11,530	37,781,103
2041	0	29,900,704	559,940,526	0	37,769,573	0	0	39,759	0	39,759	39,759	11,530	37,781,103
2042	0	31,694,747	593,536,957	0	40,035,748	0	0	39,759	0	39,759	39,759	11,530	40,047,278
2043	0	31,694,747	593,536,957	0	40,035,748	0	0	39,759	0	39,759	39,759	11,530	40,047,278
2044	0	33,596,432	629,149,175	0	42,437,892	0	0	39,759	0	39,759	39,759	11,530	42,449,422
2045	0	33,596,432	629,149,175	0	42,437,892	0	0	39,759	0	39,759	39,759	11,530	42,449,422
2046	0	35,812,217	666,898,125	0	44,984,166	0	0	39,759	0	39,759	39,759	11,530	44,995,696
2047	0	35,812,217	666,898,125	0	44,984,166	0	0	39,759	0	39,759	39,759	11,530	44,995,696
2048	0	37,748,950	706,912,013	0	47,683,216	0	0	39,759	0	39,759	39,759	11,530	47,694,746
2049	0	37,748,950	706,912,013	0	47,683,216	0	0	39,759	0	39,759	39,759	11,530	47,694,746
2050	0	40,013,888	749,326,734	0	50,544,209	0	0	39,759	0	39,759	39,759	11,530	50,555,739
2051	0	40,013,888	749,326,734	0	50,544,209	0	0	39,759	0	39,759	39,759	11,530	50,555,739
2052	0	42,414,721	794,286,338	0	53,576,861	0	0	39,759	0	39,759	39,759	11,530	53,588,391
2053	0	42,414,721	794,286,338	0	53,576,861	0	0	39,759	0	39,759	39,759	11,530	53,588,391
2054	0	44,659,604	841,943,518	0	56,791,473	0	0	39,759	0	39,759	39,759	11,530	56,803,003
2055	0	44,659,604	841,943,518	0	56,791,473	0	0	39,759	0	39,759	39,759	11,530	56,803,003
2056	0	47,657,160	841,943,518	0	56,791,473	0	0	39,759	0	39,759	39,759	11,530	56,803,003
2057	0	47,657,160	841,943,518	0	56,791,473	0	0	39,759	0	39,759	39,759	11,530	56,803,003
TOTAL	707	533,207,000	0	0	0	0	0	39,759	0	39,759	39,759	11,530	56,803,003

[1] Adj. to actual/prelim. AV  
 [2] Adj. to actual/prelim. AV, incl. P.P. & S.A.  
 [3] RAR @ 7.20% in '19; Assumes 7.15% thereafter



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**BRIGHTON CROSSING METROPOLITAN DISTRICT #7**  
 Development Summary  
 Development Projection - Buildout (updated 7/30/20)

**Residential Development**

Product Type	PA 7 - SFD 41' - Brookfield	PA 8.1 - SFD 55' - Dream Finders	PA 8.1 - SFD 75' - Dream Finders	PA 8.1 - SFD 67' - DR Horton	PA 8.1 - SFD 55' - Lennar	PA 8.2 - SFD 55' - Lennar	PA 8.2 - SFD 67' - TBD	PAY - SFD 55' - Lennar	PA 1 - TH - Brookfield	PA 9 TH - Brookfield	PA6 - Market Rate Apts.	Res'l Totals
MV \$ ('20)	\$500,194	\$535,194	\$535,194	\$479,568	\$454,410	\$458,965	\$479,723	\$500,194	\$434,112	\$434,112	\$150,000	
2019	4	-	-	-	14	-	-	-	-	-	-	28
2020	20	6	8	30	36	-	-	-	-	-	-	103
2021	30	24	4	31	-	-	48	-	-	-	-	137
2022	34	14	-	-	30	15	24	-	-	8	-	126
2023	-	-	-	-	35	36	6	-	36	35	-	113
2024	-	-	-	-	-	36	-	-	36	35	36	108
2025	-	-	-	-	-	-	-	-	28	-	36	64
2026	-	-	-	-	-	-	-	-	-	-	28	28
2027	-	-	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-	-	-
<b>88</b>	<b>51</b>	<b>12</b>	<b>67</b>	<b>65</b>	<b>50</b>	<b>65</b>	<b>30</b>	<b>54</b>	<b>100</b>	<b>80</b>	<b>100</b>	<b>707</b>
<b>\$40,390,328</b>	<b>\$25,509,894</b>	<b>\$6,422,328</b>	<b>\$32,131,056</b>	<b>\$22,720,500</b>	<b>\$29,832,725</b>	<b>\$14,391,890</b>	<b>\$43,411,200</b>	<b>\$34,728,960</b>	<b>\$15,000,000</b>	<b>\$296,551,097</b>		

MV @ Full Buildout  
 (base prices; un-infl)

notes:  
 Platted/Dev Lots = 10% MV, one-yr prior  
 Base MV \$ inflated 2% per annum

Docusign Envelope ID: 5542EFA1-D159-4903-810A-3E0200922101



### SOURCES AND USES OF FUNDS

**BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6  
GENERAL OBLIGATION BONDS, SERIES 2020A(3)  
50.349 (target) Mills  
Non-Rated, 130x, 30-yr. Maturity  
(Full Growth + 6% Bi-Reassessment Projections)  
[ Preliminary -- for discussion only ]**

Dated Date 11/01/2020  
Delivery Date 11/01/2020

**Sources:**

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Bond Proceeds:	
Par Amount	39,440,000.00
	<hr/>
	39,440,000.00

**Uses:**

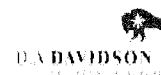
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Project Fund Deposits:	
Project Funds	27,258,000.00
Other Fund Deposits:	
Capitalized Interest Fund	7,099,200.00
Cost of Issuance:	
Other Cost of Issuance	350,000.00
Underwriter's Discount:	
Other Underwriter's Discount	788,800.00
Other Uses of Funds:	
Deposit to Surplus (New)	3,944,000.00
	<hr/>
	39,440,000.00

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DocuSign Envelope ID: 5542EFA1-D155-4903-810A-3E0200922101



**BOND SUMMARY STATISTICS**

**BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6  
 GENERAL OBLIGATION BONDS, SERIES 2020A(3)  
 50.349 (target) Mills  
 Non-Rated, 130x, 30-yr. Maturity  
 (Full Growth + 6% Bi-Reassessment Projections)  
 [ Preliminary -- for discussion only ]**

Dated Date	11/01/2020
Delivery Date	11/01/2020
First Coupon	12/01/2020
Last Maturity	12/01/2050
Arbitrage Yield	6.000484%
True Interest Cost (TIC)	6.161495%
Net Interest Cost (NIC)	6.000000%
All-In TIC	6.234535%
Average Coupon	6.000000%
Average Life (years)	24.743
Weighted Average Maturity (years)	24.743
Duration of Issue (years)	12.868
Par Amount	39,440,000.00
Bond Proceeds	39,440,000.00
Total Interest	58,551,700.00
Net Interest	59,340,500.00
Bond Years from Dated Date	975,861,666.67
Bond Years from Delivery Date	975,861,666.67
Total Debt Service	97,991,700.00
Maximum Annual Debt Service	8,554,200.00
Average Annual Debt Service	3,257,341.83
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2050	39,440,000.00	100.000	6.000%	24.743	07/30/2045	54.427.20
	39,440,000.00			24.743		54.427.20

	TIC	All-In TIC	Arbitrage Yield
Par Value	39,440,000.00	39,440,000.00	39,440,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-788,800.00	-788,800.00	
- Cost of Issuance Expense		-350,000.00	
- Other Amounts			
Target Value	38,651,200.00	38,301,200.00	39,440,000.00
Target Date	11/01/2020	11/01/2020	11/01/2020
Yield	6.161495%	6.234535%	6.000484%

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**BOND DEBT SERVICE**  
**BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6**  
**GENERAL OBLIGATION BONDS, SERIES 2020A(3)**  
**50.349 (target) Mills**  
**Non-Rated, 130x, 30-yr. Maturity**  
**(Full Growth + 6% Bi-Reassessment Projections)**  
**[ Preliminary -- for discussion only ]**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2020			197,200	197,200	197,200
06/01/2021			1,183,200	1,183,200	
12/01/2021			1,183,200	1,183,200	2,366,400
06/01/2022			1,183,200	1,183,200	
12/01/2022			1,183,200	1,183,200	2,366,400
06/01/2023			1,183,200	1,183,200	
12/01/2023			1,183,200	1,183,200	2,366,400
06/01/2024			1,183,200	1,183,200	
12/01/2024			1,183,200	1,183,200	2,366,400
06/01/2025			1,183,200	1,183,200	
12/01/2025			1,183,200	1,183,200	2,366,400
06/01/2026			1,183,200	1,183,200	
12/01/2026			1,183,200	1,183,200	2,366,400
06/01/2027			1,183,200	1,183,200	
12/01/2027			1,183,200	1,183,200	2,366,400
06/01/2028			1,183,200	1,183,200	
12/01/2028	60,000	6.000%	1,183,200	1,243,200	2,426,400
06/01/2029			1,181,400	1,181,400	
12/01/2029	65,000	6.000%	1,181,400	1,246,400	2,427,800
06/01/2030			1,179,450	1,179,450	
12/01/2030	215,000	6.000%	1,179,450	1,394,450	2,573,900
06/01/2031			1,173,000	1,173,000	
12/01/2031	225,000	6.000%	1,173,000	1,398,000	2,571,000
06/01/2032			1,166,250	1,166,250	
12/01/2032	395,000	6.000%	1,166,250	1,561,250	2,727,500
06/01/2033			1,154,400	1,154,400	
12/01/2033	420,000	6.000%	1,154,400	1,574,400	2,728,800
06/01/2034			1,141,800	1,141,800	
12/01/2034	605,000	6.000%	1,141,800	1,746,800	2,888,600
06/01/2035			1,123,650	1,123,650	
12/01/2035	645,000	6.000%	1,123,650	1,768,650	2,892,300
06/01/2036			1,104,300	1,104,300	
12/01/2036	855,000	6.000%	1,104,300	1,959,300	3,063,600
06/01/2037			1,078,650	1,078,650	
12/01/2037	905,000	6.000%	1,078,650	1,983,650	3,062,300
06/01/2038			1,051,500	1,051,500	
12/01/2038	1,145,000	6.000%	1,051,500	2,196,500	3,248,000
06/01/2039			1,017,150	1,017,150	
12/01/2039	1,215,000	6.000%	1,017,150	2,232,150	3,249,300
06/01/2040			980,700	980,700	
12/01/2040	1,480,000	6.000%	980,700	2,460,700	3,441,400
06/01/2041			936,300	936,300	
12/01/2041	1,570,000	6.000%	936,300	2,506,300	3,442,600
06/01/2042			889,200	889,200	
12/01/2042	1,870,000	6.000%	889,200	2,759,200	3,648,400
06/01/2043			833,100	833,100	
12/01/2043	1,985,000	6.000%	833,100	2,818,100	3,651,200
06/01/2044			773,550	773,550	
12/01/2044	2,320,000	6.000%	773,550	3,093,550	3,867,100
06/01/2045			703,950	703,950	
12/01/2045	2,460,000	6.000%	703,950	3,163,950	3,867,900
06/01/2046			630,150	630,150	
12/01/2046	2,840,000	6.000%	630,150	3,470,150	4,100,300
06/01/2047			544,950	544,950	
12/01/2047	3,010,000	6.000%	544,950	3,554,950	4,099,900
06/01/2048			454,650	454,650	
12/01/2048	3,440,000	6.000%	454,650	3,894,650	4,349,300
06/01/2049			351,450	351,450	
12/01/2049	3,645,000	6.000%	351,450	3,996,450	4,347,900
06/01/2050			242,100	242,100	
12/01/2050	8,070,000	6.000%	242,100	8,312,100	8,554,200
	39,440,000		58,551,700	97,991,700	97,991,700

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**NET DEBT SERVICE**

**BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6  
 GENERAL OBLIGATION BONDS, SERIES 2020A(3)  
 50.349 (target) Mills  
 Non-Rated, 130x, 30-yr. Maturity  
 (Full Growth + 6% Bi-Reassessment Projections)  
 [ Preliminary -- for discussion only ]**

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
12/01/2020		197,200	197,200	197,200	
12/01/2021		2,366,400	2,366,400	2,366,400	
12/01/2022		2,366,400	2,366,400	2,366,400	
12/01/2023		2,366,400	2,366,400	2,169,200	197,200
12/01/2024		2,366,400	2,366,400		2,366,400
12/01/2025		2,366,400	2,366,400		2,366,400
12/01/2026		2,366,400	2,366,400		2,366,400
12/01/2027		2,366,400	2,366,400		2,366,400
12/01/2028	60,000	2,366,400	2,426,400		2,426,400
12/01/2029	65,000	2,362,800	2,427,800		2,427,800
12/01/2030	215,000	2,358,900	2,573,900		2,573,900
12/01/2031	225,000	2,346,000	2,571,000		2,571,000
12/01/2032	395,000	2,332,500	2,727,500		2,727,500
12/01/2033	420,000	2,308,800	2,728,800		2,728,800
12/01/2034	605,000	2,283,600	2,888,600		2,888,600
12/01/2035	645,000	2,247,300	2,892,300		2,892,300
12/01/2036	855,000	2,208,600	3,063,600		3,063,600
12/01/2037	905,000	2,157,300	3,062,300		3,062,300
12/01/2038	1,145,000	2,103,000	3,248,000		3,248,000
12/01/2039	1,215,000	2,034,300	3,249,300		3,249,300
12/01/2040	1,480,000	1,961,400	3,441,400		3,441,400
12/01/2041	1,570,000	1,872,600	3,442,600		3,442,600
12/01/2042	1,870,000	1,778,400	3,648,400		3,648,400
12/01/2043	1,985,000	1,666,200	3,651,200		3,651,200
12/01/2044	2,320,000	1,547,100	3,867,100		3,867,100
12/01/2045	2,460,000	1,407,900	3,867,900		3,867,900
12/01/2046	2,840,000	1,260,300	4,100,300		4,100,300
12/01/2047	3,010,000	1,089,900	4,099,900		4,099,900
12/01/2048	3,440,000	909,300	4,349,300		4,349,300
12/01/2049	3,645,000	702,900	4,347,900		4,347,900
12/01/2050	8,070,000	484,200	8,554,200		8,554,200
	39,440,000	58,551,700	97,991,700	7,099,200	90,892,500

Document ID: 5542EFA1-D155-4903-810A-3E0200922101



**BOND SOLUTION**

**BRIGHTON CROSSING METROPOLITAN DISTRICT MD#6  
 GENERAL OBLIGATION BONDS, SERIES 2020A(3)  
 50.349 (target) Mills  
 Non-Rated, 130x, 30-yr. Maturity  
 (Full Growth + 6% Bi-Reassessment Projections)  
 [ Preliminary -- for discussion only ]**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2020		197,200	-197,200		407,066	407,066	
12/01/2021		2,366,400	-2,366,400		428,419	428,419	
12/01/2022		2,366,400	-2,366,400		572,813	572,813	
12/01/2023		2,366,400	-2,169,200	197,200	833,518	636,318	422.67629%
12/01/2024		2,366,400		2,366,400	1,255,888	-1,110,512	53.07166%
12/01/2025		2,366,400		2,366,400	1,689,444	-676,956	71.39299%
12/01/2026		2,366,400		2,366,400	2,241,941	-124,460	94.74056%
12/01/2027		2,366,400		2,366,400	2,708,026	341,626	114.43653%
12/01/2028	60,000	2,426,400		2,426,400	3,158,210	731,810	130.16032%
12/01/2029	65,000	2,427,800		2,427,800	3,158,210	730,410	130.08526%
12/01/2030	215,000	2,573,900		2,573,900	3,347,666	773,766	130.06202%
12/01/2031	225,000	2,571,000		2,571,000	3,347,666	776,666	130.20873%
12/01/2032	395,000	2,727,500		2,727,500	3,548,490	820,990	130.10047%
12/01/2033	420,000	2,728,800		2,728,800	3,548,490	819,690	130.03849%
12/01/2034	605,000	2,888,600		2,888,600	3,761,363	872,763	130.21407%
12/01/2035	645,000	2,892,300		2,892,300	3,761,363	869,063	130.04749%
12/01/2036	855,000	3,063,600		3,063,600	3,987,009	923,409	130.14131%
12/01/2037	905,000	3,062,300		3,062,300	3,987,009	924,709	130.19656%
12/01/2038	1,145,000	3,248,000		3,248,000	4,226,193	978,193	130.11679%
12/01/2039	1,215,000	3,249,300		3,249,300	4,226,193	976,893	130.06474%
12/01/2040	1,480,000	3,441,400		3,441,400	4,479,729	1,038,329	130.17170%
12/01/2041	1,570,000	3,442,600		3,442,600	4,479,729	1,037,129	130.12633%
12/01/2042	1,870,000	3,648,400		3,648,400	4,748,476	1,100,076	130.15230%
12/01/2043	1,985,000	3,651,200		3,651,200	4,748,476	1,097,276	130.05249%
12/01/2044	2,320,000	3,867,100		3,867,100	5,033,349	1,166,249	130.15823%
12/01/2045	2,460,000	3,867,900		3,867,900	5,033,349	1,165,449	130.13131%
12/01/2046	2,840,000	4,100,300		4,100,300	5,335,314	1,235,014	130.12008%
12/01/2047	3,010,000	4,099,900		4,099,900	5,335,314	1,235,414	130.13277%
12/01/2048	3,440,000	4,349,300		4,349,300	5,655,396	1,306,096	130.03003%
12/01/2049	3,645,000	4,347,900		4,347,900	5,655,396	1,307,496	130.07190%
12/01/2050	8,070,000	8,554,200		8,554,200	5,994,684	-2,559,516	70.07884%
	<b>39,440,000</b>	<b>97,991,700</b>	<b>-7,099,200</b>	<b>90,892,500</b>	<b>110,694,191</b>	<b>19,801,691</b>	

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**EXHIBIT C**

**BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6**  
Schedule of Fees  
Effective October 14, 2020  
Adopted pursuant to the following Resolution:  
Resolution Concerning the Imposition of Facilities Fees

<b>Schedule of Fees</b>		
<b>Fee Type</b>	<b>Classifications</b>	<b>Rate</b>
<b>Facilities Fee collected by District</b>	SF Attached, SF Detached, Low Density MF	\$2,743/Unit Due Upon Issuance of Building Permit

- Payments by check made out to Brighton Crossing Metro District No. 6 may be mailed to:

Pinnacle Consulting Group, Inc.  
550 W. Eisenhower Blvd.  
Loveland, CO 80537

DocuSign Envelope ID: 9342EFA1-D133-49C3-810A-9EC20C922101

**EXHIBIT D**

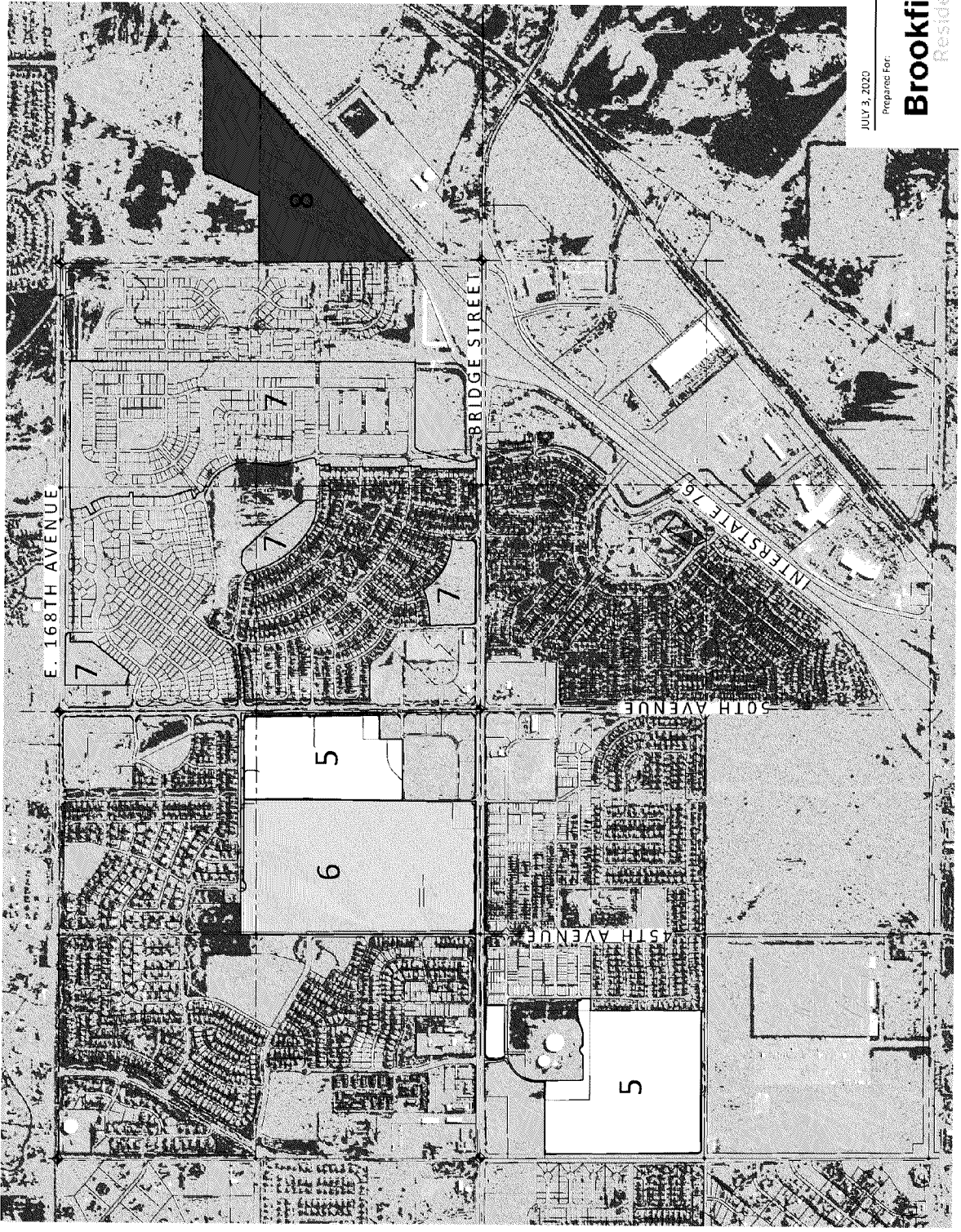
**BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6**

**District Boundaries**



**BRIGHTON**  
**CROSSINGS**  
Brighton Crossing  
Metropolitan  
Districts

District No.'s 5-8 Boundary Map



**LEGEND:**  
Section Corner  
District 5  
District 6  
District 7  
District 8

JULY 3, 2020

Prepare For:

**Brookfield**  
Residential

Prepare By:

**Redland**  
REGISTERED PLATTS 0618  
1200 West Chautauque  
Colorado Springs, CO 80921  
HIGHLAND.CO





### Certificate Of Completion

Envelope Id: 9342EFA1D13549C3816A5EC20C922161 Status: Completed  
Subject: Please DocuSign: Resolution Concerning the Imposition of Facilities Fees (D5), 2020-10-14....pd...  
Source Envelope:  
Document Pages: 50 Signatures: 6 Envelope Originator:  
Certificate Pages: 5 Initials: 0 Andrew Kunkel  
AutoNav: Enabled 550 W. Eisenhower Blvd  
Envelopeld Stamping: Enabled Loveland, CO 80537  
Time Zone: (UTC-07:00) Mountain Time (US & Canada) andrewk@pinnacleconsultinggroupinc.com  
IP Address: 63.234.189.202


### Record Tracking

Status: Original Holder: Andrew Kunkel Location: DocuSign  
10/15/2020 2:23:59 PM andrewk@pinnacleconsultinggroupinc.com

### Signer Events

Shannon Robbins  
Shannon.Robbins@brookfieldpropertiesdevelopment.com  
Vice President  
Security Level: Email, Account Authentication (None)

### Signature

DocuSigned by:  
  
79877D8F332B4D2...  
Signature Adoption: Pre-selected Style  
Using IP Address: 216.150.208.5

### Timestamp

Sent: 10/15/2020 2:35:17 PM  
Viewed: 10/16/2020 8:14:50 AM  
Signed: 10/16/2020 8:15:08 AM

### Electronic Record and Signature Disclosure:

Accepted: 10/16/2020 8:14:50 AM  
ID: af706604-fc44-449a-bbc0-ae6fbed12d51

Ashley Taruffelli  
Ashley.Taruffelli@brookfieldpropertiesdevelopment.com  
CFO  
Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
9E3D7E76B9B474...  
Signature Adoption: Pre-selected Style  
Using IP Address: 216.150.208.5

Sent: 10/16/2020 8:15:10 AM  
Viewed: 10/16/2020 12:46:06 PM  
Signed: 10/16/2020 12:46:16 PM

### Electronic Record and Signature Disclosure:

Accepted: 7/7/2020 12:55:52 PM  
ID: 4c444334-b70f-41f9-9345-8dfc99387e44

Eve Velasco  
evelasco@wbapc.com  
Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
5582C036FFC44E4...  
Signature Adoption: Pre-selected Style  
Using IP Address: 50.209.233.181

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### Electronic Record and Signature Disclosure:

Accepted: 10/16/2020 12:56:39 PM  
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### In Person Signer Events

### Signature

### Timestamp

### Editor Delivery Events

### Status

### Timestamp

### Agent Delivery Events

### Status

### Timestamp

### Intermediary Delivery Events

### Status

### Timestamp

### Certified Delivery Events

### Status

### Timestamp

**Carbon Copy Events**

Chelsey Green  
ChelseyG@pinnacleconsultinggroupinc.com  
District Manager  
Security Level: Email, Account Authentication  
(None)  
**Electronic Record and Signature Disclosure:**  
Accepted: 4/10/2020 3:33:03 PM  
ID: b93ac0f8-ebde-4c99-960d-a2101d71f9eb

**Status**

**COPIED**

**Timestamp**

Sent: 10/16/2020 12:57:02 PM

**Witness Events**

**Signature**

**Timestamp**

**Notary Events**

**Signature**

**Timestamp**

**Envelope Summary Events**

**Status**

**Timestamps**

Envelope Sent  
Certified Delivered  
Signing Complete  
Completed

Hashed/Encrypted  
Security Checked  
Security Checked  
Security Checked

10/16/2020 12:57:02 PM  
10/16/2020 12:57:02 PM  
10/16/2020 12:57:02 PM  
10/16/2020 12:57:02 PM

**Payment Events**

**Status**

**Timestamps**

**Electronic Record and Signature Disclosure**